COUNTY PLANNING COMMISSION CONTRA COSTA COUNTY TUESDAY, NOVEMBER 19, 2013 30 MUIR ROAD MARTINEZ, CALIFORNIA 94553

CHAIR: Marvin Terrell VICE-CHAIR: Don Snyder

COMMISSIONERS: Richard Clark, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7205.

**** 7:00 P.M.****

1. <u>PUBLIC COMMENTS</u>:

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE IN CONFORMANCE WITH THE COUNTY GENERAL PLAN ON CONSENT Mandatory Referral for the acquisition of 165 (+/-) acres of land, Assessor Parcel No. 432-040-005, located along Castro Ranch Road in El Sobrante adjacent to the city of Richmond by the East Bay Regional Park District. (County File #CP13-35)
 Staff Report

DETERMINED TO BE IN CONFORMANCE WITH THE COUNTY GENERAL PLAN ON CONSENT 3. Mandatory Referral for the acquisition of 90 (+/-) acres of land, Assessor Parcel No. 015-200-009, located at 4571 Orwood Road near the Town of Discovery Bay by the East Bay Regional Park District. (County File #CP13-38) Staff Report

LAND USE PERMIT: PUBLIC HEARING

ADOPT THE FINAL EIR DATED NOVEMBER 2013 AND APPROVED THE PROJECT 4. PHILLIPS 66 COMPANY (APPLICANT & OWNER), County File #LP12-2073: This is a request for approval of a Land Use Permit to implement and construct the Propane Recovery Project, which proposes refinery processing equipment improvements to recover for sale additional amounts of propane and butane from refinery fuel gas (RFG) and other process streams; and to decrease sulfur dioxide (SO₂) emissions from the refinery as a result of removing sulfur compounds from RFG streams. The proposed project would add and modify processing and ancillary equipment within the Phillips 66 Rodeo refinery in Contra Costa County.

The proposed project would add: 1) a hydrotreater, 2) new fractionation columns to recover propane and butane, 3) six propane storage vessels and treatment facilities, 4) two new rail spurs, and 5) the removal of two 265-foot heater stacks. To provide the steam required by the project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler were not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The project also would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, it would ultimately reduce the refinery's SO_2 emissions within the atmosphere.

The Phillips 66 Rodeo refinery is located at 1380 San Pablo Avenue in unincorporated Contra Costa County, in the town of Rodeo. (Zoning: Heavy Industrial District, H-I; Parcel Numbers: 357-010-001 & 357-300-005)

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report has been issued for this project. The County Planning Commission will consider the adoption of the Final Environmental Impact Report and related findings for this project. <u>LC</u>
<u>Staff Report</u>

- Planning Commission
- 5. STAFF REPORT:
- COMMISSIONERS' COMMENTS: 6.
- 7. **COMMUNICATIONS**:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, DECEMBER 10, 2013.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business

Information about this hearing may be obtained online from the Contra Costa County website at http://www.co.contra-costa.ca.us under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 674-